



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, OCTOBER 17, 2007

The Commission was called to order at 7:00 p.m. by Chair Gormley.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Balde, Kurrasch, Pratt, Schlueter, Trujillo and Chair Gormley.

Absent: None.

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Pratt seconded except for item #2-D and correction to minutes on page 3. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held September 19, 2007. After correction on page three, minutes were accepted.

*2-B. Budget Variance Report. This report was accepted.

*2-C. Payment Standard Decrease. The Housing Commission decreased the payment standard for all unit sizes to 110 percent of the Fair Market Rents, to be effective November 1, 2007 for annual re-exams and immediately for new contracts.

2-D. Disaster Housing Assistance Payment Program. Executive Director Michael Pucci explained that this program is similar to the Section 8 program except it has a 16 month limit and is for victims of Hurricane Katrina and Rita that occurred in 2005. The Housing Authority would be responsible for intensive case management and assistance in searching for housing with the families. There are two families in Alameda and one was referred to the Alameda County Housing Authority. HUD stated housing authorities are not required to enter into this program. Staff recommends not participating in this program. Mr. Pucci went on to describe a number of reasons this decision was reached.

Commissioner Pratt asked if families have contacted the Housing Authority. Mr. Pucci said one family has contacted the Housing Authority and they were referred to Alameda County. Alameda County found both families on the HUD data base and contacted them. Alameda County briefed the families on the program requirements and they could eventually lease up in Alameda.

Staff is recommending that the Housing Authority not participate in the Disaster Housing Assistance Payment Program. Commissioner Kurrasch moved acceptance. Commissioner Balde seconded. Motion carried unanimously.

3. AGENDA

3-A. Recommendation to the Board of Commissioners to Authorize the City Manager or Her Designee to Accept a Deed of Release of Restrictions from the National Park Service, for Neptune Park and a Declaration of Restrictions for a new city-owned parcel located near Towata Park and to enter into a license agreement with the Housing Authority to provide parking for Independence Plaza residents on an 11,575 square foot tract of land on Neptune Park. Mr. Pucci explained this project is to build a parking lot behind Independence Plaza in Neptune Park. The issue is that although

Neptune Park is city-owned, the City received the land from the General Services Administration (GSA) with a deed restriction that it could only be used for parkland. The Housing Authority would be encroaching on the parkland because the parking lot will be exclusive and unavailable for public use. The project will also involve paving, adding trees and relocating the fence. Independence Plaza has 186 units with 124 parking spaces. The tenants living closest to the buildings will be assigned the new parking spaces. The deed restriction was lifted by the GSA and National Park Service after the City bought Towata Park from the East Bay Municipal Utility District with open-space funds and swapped the land. In addition the City wants a bus stop area on Webster Street and a portion of the land is included in recommendation. The recommendation will be going to the Board of Commissioners in November.

Chair Gormley asked if the current bus stop on Webster will remain. Mr. Pucci was unsure and said the new one will be closer to Stargell and the cut-through.

Commissioner Schlueter asked about the length of the license. Mr. Pucci responded that he asked for 99 years on the license.

Commissioner Kurrasch moved recommending the Housing Commission recommend to the Board of Commissioners to authorize the City Manager to:

1. Accept the Deed of Release from the National Park Service on two tracts of land at Neptune Park totaling 16,867 square feet;
2. Accept the Declarations of Restrictions for the Waterfront Replacement Parcel near Towata Park and record those restrictions; and
3. Authorize the City Manager and the Chief Executive Officer of the Housing Authority to enter into a license agreement for the 11,575 square foot tract to provide additional parking for Independence Plaza residents.

Commissioner Schlueter seconded. Motion carried unanimously.

Chair Gormley asked when construction will start. Mr. Pucci said next spring.

- 3-B. Audit Report for Fiscal Year Ending June 30, 2007. Mr. Pucci stated the auditor gave a clean audit with no issues.

Commissioner Pratt asked how much time is spent on the audit. Mr. Pucci explained the auditor and another person look at tenant files for compliance and financial files checking for controls and balances. Commissioner Pratt asked if the audit firm does other housing authorities. Mr. Pucci responded yes.

Commissioner Schlueter asked if the term Sarbans-Oxley has been mentioned. Mr. Pucci said no, but the term Gæby-34 has been mentioned. The auditor has to do different testing than in the past. The City and Housing Authority use different auditors and have used the same firms for awhile. The auditor also gets audited by his peers, per State regulations. The audit costs between \$25K and \$30K.

Commissioner Kurrasch recommended the Housing Commission recommend the Board of Commissioners accept the audit report for the fiscal year ending June 30, 2007. Commissioner Trujillo seconded. Motion carried unanimously.

Commissioner Schlueter asked if a management letter was done. Mr. Pucci said typically it is done and he will check with the auditor. The auditor can do two things: 1) write a management letter, or 2) go to the Board of Commissioners and make a public presentation. Mr. Pucci is not sure what he will do but will check with the auditor. Usually there are no findings although in the past there have been findings, which HUD eventually clears. There have been no findings in the last three or four years.

4. ORAL COMMUNICATIONS

Michael Torrey, Esperanza resident, said the City Council is putting together an Alameda Point Advisory Task force. They would like all Commissioners to have a representative. First meeting will be Tuesday, October 23rd. Mr. Pucci said the task force will talk about the future of Alameda Point and work with the developer, SunCal.

5. COMMISSIONER COMMUNICATIONS

Commissioner Schlueter is scheduled to attend the NAHRO National meeting in San Diego the end of October.

Commissioner Kurrasch is looking forward to the NAHRO Regional meeting. Commissioner Kurrasch asked to move the November 21st meeting because of the Thanksgiving Holiday. It was agreed to move the meeting to November 14th.

Commissioner Pratt will be attending the NAHRO Regional meeting.

Commissioner Trujillo has been under the weather.

Commissioner Kurrasch discussed how the Development Committee is working with Development Services and the Housing Authority to look at development opportunities. There are a number of possibilities to accommodate the City's desire not to cluster developments. Commissioner Pratt appreciated the maps on the properties being investigated; she felt they were very helpful.

Chair Gormley discussed the Non-Smoking Policy group of Independence Plaza which includes Commissioner Schlueter, representatives from each building at IP, Tanya Bursey, and the American Lung Association. The groundwork has been laid and today was the first open meeting with all residents. Thirty-five residents attended, but no smoker's came. The majority attending want a smoking restriction. The question is if smoker's have rights since the smoke affects and harms everyone. There will be another meeting which will include information compiled from the survey and remarks. There are over 200 residents at Independence Plaza. Chair Gormley went on to discuss more details of the meeting. She will keep the Commission updated.

Commissioner Pratt asked if the American Lung Association representative was asked how Oakland approached the project. Chair Gormley said yes and there are communities all around that are working on this problem in addition to Oakland.

Commissioner Schlueter said if there is a smoking policy it must be complete. They must discuss whether or not to grandfather in current smokers. Chair Gormley said this will be discussed in the next meeting.

Commissioner Trujillo talked about a debate on television regarding parents smoking in the home with their children and the harm it causes.

6. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 7:44 p.m.

Nancy W. Gormley, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary